

**Minutes  
Williamson County  
Board of Zoning Appeals  
February 22, 2007**

**Members Present**

Dave Ausbrooks, Chairman  
Ed Jagers, Co-Chairman  
Steve Wherley, Secretary  
Don Crohan  
Sue Workman

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Bobby Cook, County Attorney

The Williamson County Board of Zoning Appeals met in regular session on February 22, 2007, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Sue Workman made the motion to approve the minutes of the January 25, 2007, meeting as printed, and Don Crohan seconded the motion. The motion was unanimously approved.

**ITEM 1**

**A request by Mike Freeman for approval of an Event of Public Interest, Extensive Impact (2007 Tennessee Renaissance Festival) at 2124 New Castle Road. The property is zoned Suburban Estate and is located in the 5<sup>th</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized for the aerial view of the property and site plan. Lee Sanders indicated to the Board the activity sites for the Renaissance Festival and the adjoining property owners. Mr. Sanders stated the main entrance is located off Highway 96 East. He stated Mr. Freeman has a residential studio business on property that adjoins the Castle location. Mr. Sanders pointed out to the Board the parking area is located west of New Castle Road and how many parking spaces are available for this area. He stated Mr. Freeman has a new addition to the site for bike parking. Mr. Sanders stated that Mr. Freeman has acquired a buffer yard approval from the adjoining property owners.

Mike Freeman, Attorney Jim Fisher and Attorney Todd Moore represented the item. Mr. Fisher stated that on the first Friday of the month the hours of operation need to be from 8:00 a.m. to 10:00 p.m. for school day and the remaining times for the event would be from 10:00 a.m. to 10:00 p.m. Mr. Fisher stated a beer permit application will be heard and hopefully approved on February 26, 2007 and he would provide a copy to the Planning Department. He stated the traffic on New Castle Road will be

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addressed with the help of Deputy Coffee of the Williamson County Sheriff's Department. Mr. Fisher stated the event will be held on four weekends in May. He stated that all other requirements of the zoning ordinance in regards to an Event of Public Interest, Extensive Impact were met or exceeded. Mr. Freeman stated he had nothing more to add to the staff report.

Chairman Ausbrooks opened the hearing to the public.

There being no one to speak, Chairman Ausbrooks closed the public hearing.

Chairman Ausbrooks asked the applicant when the electrical people would give their approval of safety for the site. He also asked staff if they would be receiving a copy of the approval.

Mr. Fisher stated Mrs. Paris is their licensed electrician. She will be doing the wiring and obtaining the inspections from the state.

Mr. Sanders stated the inspection would be held the day before the event starts by the Fire Marshall's office and Health Department.

Chairman Ausbrooks asked the applicant if any changes have been made to the site.

Mr. Freeman stated no.

Mr. Fisher stated the only changes that have been made have been submitted to the Board.

Don Crohan made a motion to approve the request stating it met the requirements of Sections 4620G and 9601. Sue Workman seconded the motion. Motion was approved by unanimous voice vote.

## **ITEM 2**

**A request by Thomas Stillwell for approval of an accessory dwelling (apartment above the garage) at 3296 Carl Road. The property is zoned Estate and is located in the 2<sup>nd</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized for the aerial view of the property and site plan. Mr. Sanders stated this is an apartment above the garage and will need off-site septic. Mr. Sanders added the site would also need surveying and additional soil testing. He stated this site meets the required sideyard setbacks. Mr. Sanders stated to the Board that due to the cedar trees this site would remain hidden. He stated this is a Special Use due to the detached dwelling unit and therefore the request needs to be approved by the Board.

Chairman Ausbrooks asked Mr. Stillwell if he needed to state anything else.

Mr. Stillwell stated no.

Chairman Ausbrooks opened the hearing for public comment.

There being no one to speak, Chairman Ausbrooks closed the public hearing.

Don Crohan asked Mr. Stillwell about the frontal footage on the adjoining parcel.

Mr. Stillwell stated there was no frontal footage on the eight acres of property, and that it has an easement across him for access. He stated that perkable area was not available on his parcel for the septic needed for the apartment, but suitable soil was found next door, and he plans to obtain an easement agreement.

Don Crohan asked staff how this site would be protected in the future.

Mr. Sanders stated the deed would show the easement and be recorded on the plat by the present owner.

Mr. Sanders stated that our office would send Mr. Stillwell a recordable document as required by the zoning ordinance. The document states that the apartment cannot exceed 750 square feet. The document must be recorded before a permit will be issued.

Chairman Ausbrooks asked for a motion.

Sue Workman made a motion to approve the request, stating it met all requirements of Sections 4620E and 9410. Ed Jagers seconded the motion. Motion was approved by unanimous voice vote.

There being no further business to come before the Board, meeting was adjourned.

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Secretary's Signature

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Date